

Logistics Snapshot

Q3 2024

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

knightfrank.com/research

The third quarter shows higher occupancy levels, with an upward trend expected by year-end 2024.

► The logistics investment market continues to demonstrate remarkable growth, reaching cumulative investment levels of c. €950 million in 2024, approximately half of which were recorded in the third quarter.

OCCUPIER MARKET MADRID AND BARCELONA

During the first three quarters of 2024, Madrid has witnessed a total take-up of c.785,000 sq m, of which approximately 287,500 sq m were recorded in Q3, and 70,000 sq m came from self-development projects. We anticipate the total figure to exceed one million sq m by year-end, marking a significant increase compared to the previous year.

As in the previous quarter, the majority of transactions were concentrated in Guadalajara, with over 155,000 sq m, including TD Synnex leasing 47,500 sq m in Marchamalo.

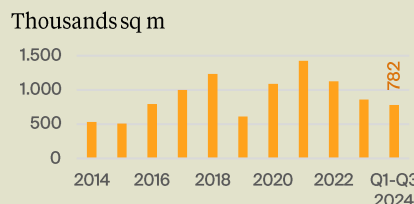
The 1st ring continues to lead in terms of the number of transactions. As of Q3 2024, this area has accounted for nearly 70% of the total, exceeding the 55% average of the last five years. Getafe stands out as one of the leading submarkets, with 68,000 sq m, largely driven by deals in the Los Gavilanes industrial park.

The vacancy rate in the Madrid market stands at 9.7% at the end of third quarter.

Prime rents have slightly increased, reaching €6.65/sq m in Madrid, with a modest rise expected in the final months of the year.

In the Barcelona market, 250,000 sq m were transacted, exceeding the figures recorded in Q1 and Q2 of 2024, bringing the year-to-date total close to 500,000 sq m leased. Prime rents in this market have risen compared to the previous quarter, standing at €8.50/sq m, with a slight upward trend.

Madrid take-up



Fuente: Knight Frank Research

Madrid

Take up Q3 2024

287,500 sq m
(297,400 sq m Q3 2023)

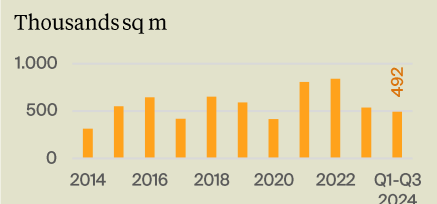
Top 3 occupancy deals Q3 2024

47,500 sq m | Guadalajara
TD Synnex | Marchamalo

19,900 sq m | Guadalajara
Factor 5 | Guadalajara

19,000 sq m | Madrid
Toboggan Group | Villaverde

Barcelona take-up

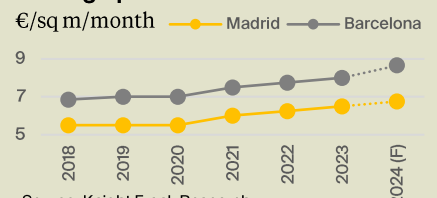


Fuente: Knight Frank Research

Average prime rents by rings

	MADRID	BARCELONA
1 st ring	5.50 – 6.65	6.50 – 8.50
2 nd ring	4.50 – 5.20	5.00 – 6.50
3 rd ring	3.85 – 4.20	4.00 – 5.00

Average prime rents



Source: Knight Frank Research

INVESTMENT MARKET

SPAIN

During the third quarter of the year, investment volumen across Spain has reached c. €455 M. The total accumulated volume stands at c. €940 M, with almost half of it attributed to the third quarter.

Regarding geographical distribution year-to-date, nearly 50% has been concentrated in the Madrid market, maintaining a high level of investment activity, with significant transactions taking place. The most significant transaction was the sale of Project Cube by Delin Property, acquired for over €100 M by EQT Exeter.

Meanwhile, the Barcelona market has accounted for nearly 10% of the total so far this year, with the acquisition of a portfolio standing out, consisting of three assets located in Madrid and Barcelona.

Outside of these markets, the province of Valencia stands out, accounting for 18% of the total transactions up to the third quarter.

In terms of prime yields, the market continues to experience slight compression compared to the previous quarter, driven by strong take-up levels and the reduction in interest rates.

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



James Cowper-Coles
Head of Logistics
+34 600 919 105
James.Cowper-coles@es.knightfrank.com



Adrián Romero-Amich
Director Logistics Leasing and Development
+34 600 919 125
adrian.romero-amich@es.knightfrank.com



Research
Daniel Caprarin
Head of Research, Marketing & PR
+34 600 919 087
Daniel.caprarin@es.knightfrank.com

Spain

Investment volume Q1-Q3 2024

€935 M (€455 M Q3 2024)

Top 3 investment deals Q3 2024

€100.2 M | Alcalá and Illescas Portfolio*

Vendor: Delin Property | Purchaser: EQT Exeter
Capital value: 892 €/sq m
Source: Capital Markets Knight Frank

€95 M | Madrid and Barcelona Portfolio

Vendor: GLP | Purchaser: EQT Exeter
Capital value: 837 €/sq m
Source: Capital Markets Knight Frank

€66.1 M | Illescas, Toledo

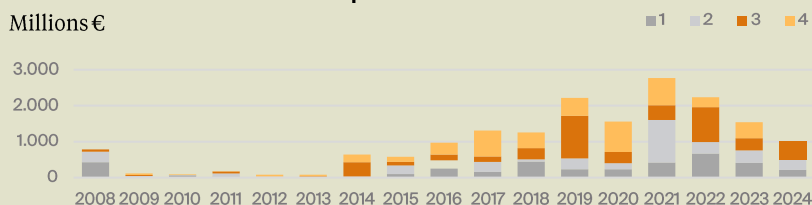
Vendor: Patrizia | Purchaser: EQT Exeter
Capital value: 720 €/sq m
Source: Capital Markets Knight Frank

*Transactions intermediated by Knight Frank

- During the third quarter, the most significant transaction was the sale of Project Cube by Delin Property, acquired for c. €100.2 M by EQT Exeter. EQT stands out once again with the purchase of a second portfolio from GLP, consisting of three logistics warehouses in Madrid and Barcelona, with a total investment volume of €95M. On the other hand, Patrizia has sold a 92,000 sq m logistics asset in Illescas to EQT Exeter for over €66 M.

Direct investment volume in Spain

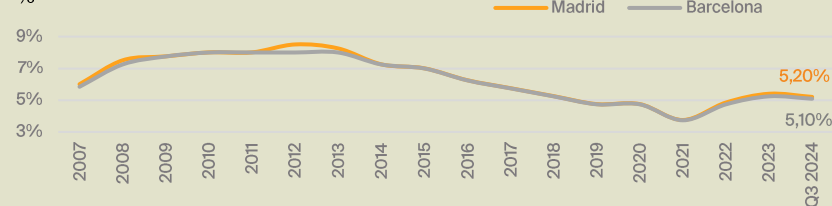
Millions €



Source: Knight Frank Research

Prime yield

%



Source: Knight Frank Research

Europe prime yields | Q3 2024

Prague	5.00%	=
Milan	5.50%	=
Paris	4.75%	=
Dublin	5.00%	=
Warsow	6.75%	=

Source: Knight Frank Research